

[This paragraph is not part of the amendment. In this marked draft, language added to the Land Use Ordinance appears in underlined blue, and language deleted from the Land Use Ordinance appears in ~~struck-through red~~.]

AMENDMENT NO. 1
to
ST. GEORGE LAND USE ORDINANCE

Preliminary Statement

On May 8, 2023, the voters of St. George (the “Town”) approved a new land use ordinance (the “Land Use Ordinance”), which included the provisions of the Town’s Shoreland Zoning Ordinance, with modifications. As required by the rules of the Maine Department of Environmental Protection (the “Department”), the Town submitted the Land Use Ordinance to the Department for its review and approval of the shoreland zoning provisions contained therein.

On October 6, 2023, the Department approved the shoreland zoning provisions of the Land Use Ordinance, subject to the condition that the Town amend the Land Use Ordinance in the respects set forth in this amendment.

Amendments

SECTION 1. Section 902(a) of the Land Use Ordinance is amended to read as follows:

“SECTION 902. LOT COVERAGE.

“(a) The portion of a lot covered by non-vegetated surfaces shall not exceed—

“(1) 70 percent of lot area in a commercial fisheries/maritime activities district in the shoreland zone; or

“(2) ~~50 percent of lot area in a limited commercial district in the shoreland zone; or~~ (3) 20 percent of lot area elsewhere.”

SECTION 2. Section 1316(b) of the Land Use Ordinance is amended to read as set forth below:

“SECTION 1316. LOT COVERAGE

“(b) The portion of a lot located in the shoreland zone and covered by non-vegetated surfaces shall not exceed—

“(1) 70 percent of the lot area in a commercial fisheries/maritime activities district; or

“(2) ~~50 percent of the lot area in a limited commercial district; or (3)~~ 20 percent of the lot area in any other district;

“but this subsection does not apply to any public boat-launching facility regardless of the district in which the facility is located.”

SECTION 3. The following provisions of section 1312(a) of the Land Use Ordinance are amended to read as follows:

SECTION 1312. LOT AREA, DIMENSIONS, AND FRONTAGE.

“(a) **LOT AREA AND SHORE FRONTAGE.** Each lot in the shoreland zone shall have a minimum lot area and shore frontage as follows:

“Use	Minimum Lot Area	Minimum Shore Frontage
“Governmental, institutional, commercial, or industrial uses adjacent to non-tidal areas	60,000 square feet	200 <u>300</u> feet
“Governmental, institutional, commercial, or industrial uses adjacent to tidal areas, exclusive of those areas zoned for commercial fisheries and maritime activities	50,000 square feet	300 <u>200</u> feet”

SECTION 4. Section 1322(a)(1) of the Land Use Ordinance is amended to read as follows:

“SECTION 1322. PIERS, DOCKS, AND WHARFS.

“(a) The following requirements apply to any pier, dock, wharf, or similar structure extending or located below the normal high-water line of the water body or within a wetland.

“(1) No more than one such structure is allowed on a single lot except in a commercial fisheries/maritime activities district adjacent to a tidal area.”

SECTION 5. Section 1706(b) of the Land Use Ordinance is amended to read as set forth below:

“SECTION 1706. SIGN DIMENSIONS AND OTHER REQUIREMENTS IN THE SHORELAND ZONE. Signs on any lot lying wholly or partly in the shoreland zone shall conform to the following paragraphs, unless a more restrictive requirement is imposed elsewhere in this chapter.

“(1) On the portion of such a lot that lies within the shoreland zone, other than in a limited commercial district, there may be not more than two signs (which may be freestanding, wall, or projecting signs, message boards (but not electronic message boards), awning signs, or any combination thereof) relating to goods and services sold on the premises. Each such sign shall not exceed the height specified in section 1705(a) for the type of sign. ~~Except in a limited commercial district, each~~ Each such sign shall not exceed six square feet in area per exposed face (except that an awning sign shall not exceed four square feet in area), and ~~all such signs~~ the total area of all structures or portions of structures constituting signs shall not exceed 12 square feet in the aggregate ~~per exposed face, except that an awning sign shall not exceed four square feet in area.~~ Signs relating to goods or services not sold or rendered on the premises are prohibited.

“(2) On the portion of such a lot that lies within a limited commercial district, there shall be no limit on the number of signs relating to goods and services sold on the premises or on the area of the exposed face of any such individual sign, except that (A) the total area of all structures or portions of structures constituting signs shall not exceed 16 square feet in the aggregate, and (B) an awning sign shall not exceed four square feet in area. Signs relating to goods or services not sold or rendered on the premises are prohibited.”

SECTION 6. This amendment shall take effect when it is approved by a majority of the votes cast by the registered voters of the Town present at a regular or special town meeting.

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